



DPR 22-10: Bubba's 33 Development Plan

Planning & Building Department Staff Report

June 16, 2022

Plan Commission, Public Hearing

Bill Peeples, Planning Director

A. PETITION NUMBER	DPR 22-10: Bubba's 33 Development Plan
B. APPLICANT	Brandon Goldberg c/o Greenburg Farrow
C. LOCATION	8748 East US Highway 36
D. PARCEL SIZE	1.99 acres
E. LAND USE & ZONING	The property is currently zoned C-2 and is located within Tier One of the U. S. Highway 36 Overlay District.
F. ACTION REQUESTED	Petitioner requests approval of a Development Plan Review to approve 7,575 sq. ft. restaurant with a waiver of Section 2.1.O.3.a to consider metal awnings and permanent metals roofs sufficient for building articulation (minimum 3-foot offset and 20 feet in length required).
G. HISTORY	<p>This site is part of the proposed Harvest Landing commercial development. The overall property was rezoned from R-1 to C-2, under PC case number ZA 20-02. A Primary Plat was filed under Case Number MAP (P) 20-15 and was approved by the Plan Commission on March 3, 2021. A Final Plat [MAP (F) 20-17] has been approved and the subdivision plat has been recorded.</p> <p>There have been several Development Plan Review petitions approved for developments within the subdivision including: Costco Warehouse, Costco Fuel Station, Lot 7 Multi-tenant Center, and Swenson's Drive In.</p> <p>This property was the subject of a development standards variance (VAR 22-02 – Bubba's 33 Parking) which requested approval of a Variance of Development Standards to allow four (4) rows of parking in a front yard within Tier One of the US</p>



	<p>Highway 36 Overlay Zoning District. The Board of Zoning Appeals approved this variance request at their April 2022 meeting.</p>
H. STAFF COMMENTS	<p>This is a request for approval of a development plan to allow the construction of a 7,757 square foot restaurant on Lot 8 of the Harvest Landing commercial subdivision.</p> <p>This request has been reviewed by the Town staff which resulted in a TAC meeting on May 19, 2022. The petitioner submitted revised plans and elevation on June 2, 2022 to address the comments from the TAC. These comments and responses are attached to this report.</p> <p>The petitioner has received a variance to permit four rows of parking in the front yard. Additionally, the land use as proposed would require 162 spaces while the petition proposes 136 on site. The Ordinance does allow the sharing of parking between land uses and the multi-tenant retail development on Lot 7 did receive waiver to provide excess parking above what would typically be required for the use. The petitioner has submitted a recorded easement between these two land uses for parking which was recorded under instrument number 202208237.</p> <p>The petitioner has submitted a waiver for building articulation required by Section 2.10 of the Unified Development Ordinance</p> <p>With the exception of the waiver request, the proposal is consistent with the requirements of the Unified Development Ordinance.</p> <p>Sec. 4-8(1) Development Plan Purpose:</p> <p>Development Standards: Development Plans are required to meet the development standards set forth in the zoning district in which the use is or is proposed to be located. The Technical Advisory Committee reviewed this proposal for compliance.</p> <p>1) Miscellaneous Applicable Development Standards:</p> <p>This request is consistent with the development standards of the C-2 District.</p>



2) **Applicable Overlay District Standards:**

This proposal is consistent with the requirements of Tier One of the U. S. Highway 36 Overlay District, except for building articulation for which a waiver has been filed.

3) **Lighting, Chapter 14:**

A revised photometric plan has been received. The revised plan is consistent with the requirements of the UDO.

4) **Off-Street Parking and Loading, Chapter 15:**

a) **Parking:** The request would require a range of parking a minimum of 162 parking spaces. 136 spaces are proposed. The balance of the required parking would be provided on the adjoining Lot 7. An easement and agreement has been provided and recorded.

b) **Loading:** Dedicated loading is not required.

c) **Drive Through:** No drive through is required.

5) **Landscaping and Screening, Chapter 16:**

The request is consistent with the Ordinance requirements.

6) **Floodplain Regulations:**

The property is not located within a regulatory floodplain.

7) **Signs, Chapter 18:**

The standard was not reviewed. It will be reviewed during the permitting process.

8) **Engineering:**

The proposal is under review by our consulting engineer; however, no significant issues have been highlighted during the review completed by our consultant. The review letter is attached

9) **Comprehensive Plan**

The request is consistent with the Comprehensive Plan recommendation.



WAIVER

A waiver of Section 2.10.O.3.a which requires building articulation.

Applicant must demonstrate compliance with the following:

1. The proposed alternative demonstrates consistency with the recommendations of the Comprehensive Plan and all related land use plans:

The Comprehensive Plan recommends area retail for this property. This request is consistent with that recommendation.

Staff believes that this finding has been met.

2. That the proposed alternative demonstrates consistency with the intent of the applicable Zoning District and/or Overlay District:

The proposal would have some building articulation at the entrances and at the corners of the building, but these articulations would not extend at least three feet from the façade nor extend for 20 feet. The petitioner has argued that they incorporate metal awnings that extend from the façade approximately five feet and serve the purpose of providing interest and distinction to the façade. Staff concurs with that assertion.

Staff believes that this finding has been met.

3. That the proposed alternative demonstrates consistency with both the existing built environment and the built environment that would be required under the terms of the ordinance were the waiver not granted compliance with the recommendations of the Town of Avon Comprehensive Plan:

The development pattern in this area predominantly commercial in nature, and the Comprehensive Plan encourages the continued commercial use of the property.

Staff believes that this finding has been met.

4. That the proposed alternative represents an improvement, increase, advance, or expansion beyond the terms of the applicable standard:

The proposed facade projections to provide a interest to the façade is consistent with the Ordinance's intent.



	<p><i>Staff believes that this finding has been met.</i></p> <p>Staff <i>recommends approval</i> of the waiver request.</p>
I. STATUTORY FINDINGS	Not applicable
J. RECOMMENDATION	<p>Staff recommends approval of the request subject to the following conditions:</p> <ol style="list-style-type: none">1) Any revised plans must comply with all commitments and conditions noted as part of any approval granted;2) A landscape bond is required per Section 4-9 of the Zoning Ordinance. This bond must be provided to the Town of Avon prior to the issuance of a full Certificate of Occupancy for the subject site.3) The development shall comply with all relevant portions of Town Code, and comments by Public Works, the Fire Department, and Crossroad Engineers at the preconstruction meeting.



**TOWN OF AVON, INDIANA
APPLICATION FOR A WAIVER
FROM THE STANDARDS OF THE
ZONING ORDINANCE FOR A
DEVELOPMENT PLAN REVIEW**

For Office Use Only

Application #: DPR 22-10
Fee Paid: \$25
Received By: WPP
Hearing Date: 27 JUN 22
Action Taken: _____

***Applicant MUST submit a waiver request for each standard intended to be waived.**

Name of Project: DPR 22-10: Bubba's 33

Applicant: Brandon Goldberg

Waiver Request from Avon Zoning Ordinance Section #: 2.10.O.3.a

Waiver Request: We ask that Staff and the Plan Commission consider our building's permanent metal awnings and permanent metal roofs, which are over the outdoor patio and dumpster enclosure area, as wall plan projections. The permanent metal awnings are on the front (south) and left (west) building elevations. These permanent metal awnings occur every 40-feet, have a depth that is greater than 3-feet and a width that is greater than 20-feet. The permanent metal roofs are on the right (east) and rear (north) building elevations. These permanent metal roofs occur every 40-feet, have a depth that is greater than 3-feet and a width that is greater than 20-feet.
Applicant must demonstrate compliance with the following:

1. The proposed alternative demonstrates consistency with the recommendations of the Comprehensive Plan and all related land use plans (ex. Thoroughfare Plan, Bicycle & Pedestrian Master Plan, etc...): _____

Correct. The proposed alternative demonstrates consistency with the recommendations of the Comprehensive Plan and all related land use plans (ex. Thoroughfare Plan, Bicycle & Pedestrian Master Plan). This is the only waiver that is being requested for the project.

2. That the proposed alternative demonstrates consistency with the intent of the applicable Zoning District and/or Overlay District: Correct. The proposed alternative demonstrates consistency with the

the proposed alternative demonstrates consistency with the intent of the applicable Zoning District and/or Overlay District. This is the only waiver that is being requested for the project.

3. That the proposed alternative demonstrates consistency with both the existing built environment and the built environment that would be required under the terms of the ordinance were the waiver not granted compliance with the recommendations of the Town of Avon Comprehensive Plan: Correct. The proposed alternative demonstrates consistency with both the existing built environment and the built environment that would be required under the terms of the ordinance, were the waiver not granted compliance with the recommendations of the Town of Avon Comprehensive Plan. In fact, the adjacent Costco received a waiver from the same zoning ordinance section. Costco has a 20-foot bump out that only has a depth of 18-inches.
4. That the proposed alternative represents an improvement, increase, advance, or expansion beyond the terms of the applicable standard: Correct. The proposed alternative represents an improvement, increase, advance and expansion beyond the terms of the applicable standard. Our permanent metal awnings and metal roofs exceed the zoning ordinances 3-foot depth and 20-foot width requirement.



MEMORANDUM

TO: BRANDON GOLDBERG, C/O GREENBERG/FARROW

FROM: BILL PEEPLES, PLANNING DIRECTOR

DATE: 19 MAY 2022

RE: DPR 22-10: BUBBA'S 33

After reviewing the submittal for the above referenced project, Planning staff has the following comments

1. The property is currently zoned C-2 and there are no zoning commitments on the site.
2. The property is located within the U. S. Highway 36 Corridor Overlay District.
3. The proposal appears to comply with most of the standards of the Unified Development Ordinance, with the exception of the following:
 - a. The Ordinance requires eight bicycle parking spaces on the property, which equates to four racks. I could not find these racks on the proposed plan.
 - b. Can I have a calculation of the size of the parking lot and a calculation of the square footage of the interior parking lot landscaping? Section 2.10.M of the UDO requires 7% interior landscaping.
 - c. The request does not appear to be consistent with the requirements of Section 2.10.O.3.a of the Ordinance which requires building articulation.
 - d. The request does not appear to be consistent with the requirements of Section 2.10.O.3.c, which would require both a parapet (provided) and multiple planes (not provided) for a flat roof structure.
 - e. The request does not appear to be consistent with Section 6.6 of the Ordinance, since it appears that the petitioner has substituted shrubs for the required trees. Under the UDO, trees can be substituted for shrubs, but not *vice versa*.
 - f. The request does not appear to be consistent with Section 6.10, since the light trespass along the property lines and the right-of-way exceeds the maximum permitted of 0.3 footcandles. This restriction does not apply to the area where the access drive connects to Dr. Charles Nelson Drive.

Responses to these comments and any additional information for the submittal are due back on or before **June 2, 2022**. This petition is currently scheduled for a hearing at the Plan Commission on **June 27, 2022**. The Plan Commission requires the presentation at the meeting to be digital. Information that is not submitted on time may result in the continuance of this project to the subsequent Plan Commission meeting. Town Staff reserves the right to highlight additional issues as they may develop.

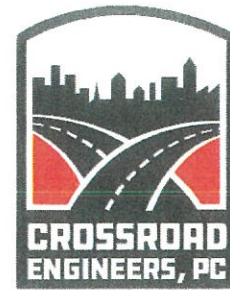


The following items should be submitted, if desired:

1. The written response to comments – For those comments with which you agree, the plans must be revised. For those comments with which you disagree, a written explanation must be provided and a written waiver requested when necessary.
2. Eight (8) copies of all required exhibits for review by the full Plan Commission no larger than 11x17 paper, unless specifically exempted by staff in writing;
3. A CD or flash drive with PDF versions of the final revised plans.
4. **PUBLIC NOTICE:**
 - i) Public notice letters must be mailed to adjoining property owners on or before **June 13, 2022**. Please provide the notice letter for this hearing date even if a continuance is likely.
 - ii) One sign per public road frontage must be posted on the property by the same date. These signs are available from Avon Town Hall, and include a place to attach your specific case information. Again, please post the sign even if a continuance is likely.
 - iii) Affidavits attesting to the mailings and sign posting must be received by the Planning and Building Department prior to the public hearing.
5. **For the Public Hearing:** The Plan Commission requires that presentations before them be PowerPoint or another digital format in lieu of presentation boards.

May 17, 2022

Brandon Goldberg
Greenberg Farrow
21 South Evergreen Avenue, Suite 100
Arlington Heights, IL 60005



RE: DPR 22-10 Bubba's 33 Review #1

Dear Mr. Goldberg:

Our office has completed the review of the development plan construction plans dated April 11, 2022 for the above referenced project. The findings of our review indicate that the application package requires additional information in order for us to confirm that they comply with the requirements of the Town of Avon Stormwater Management Ordinance (SMO), the Hendricks County Stormwater Technical Standards Manual (STSM), and the Town of Avon Unified Development Ordinance (UDO). A summary of the comments from our review are listed below:

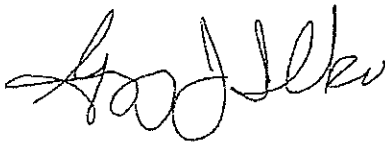
1. Please note that any resubmittals of construction plans, secondary plat, drainage report and O&M Manual shall include a revision date.
2. Please revise the Title Sheet to include a table that shows the amount of existing impervious area, the amount of impervious area added due to the proposed improvements, and the amount of impervious area in post-developed conditions.
3. Please submit a stormwater drainage report in accordance with Chapter 6.6 of the SMO. Please include information on the existing and proposed drainage patterns as well as calculations demonstrating that the new stormwater infrastructure meets the Town of Avon and Hendricks County standards. The report should include, but is not limited to, curve number calculations, inlet casting calculations, pipe capacity calculations, and a drainage summary.
4. Please identify how detention and water quality requirements are being met in the drainage narrative. If the site is part of a master planned drainage system, please provide the master planned report with the next submittal.
5. **Should any new BMPs be added to the plans per comment 4, please submit an O&M Manual meeting Town of Avon requirements for review with the next submission.**
6. Per Section Chapter 3 section 6.2 of the Avon SMO, all downspouts or roof drains shall discharge onto the ground except under circumstances where large buildings prohibit the practicality of this provision as determined by the Town Avon. Please revise the plans to allow roof drainage to discharge at grade.
7. Per Chapter 6.5.3.A.VIII of the SMO, please revise the Existing Topography/Demolition Plan (Sheet C2.0) to include a note indicating the horizontal datum. Please note that the horizontal datum shall be based on Indiana State Plane Coordinates, NAD83.
8. Per Chapter 4.E of the STSM, pipe grade shall be such that, in general, a minimum of 2.0 feet of cover is maintained over the top of the pipe and if the pipe is to be placed under pavement, or within 5 feet of pavement, then the minimum pipe cover shall be 2.5 feet from top of pavement to top of pipe. It the unnamed 24-inch diameter inlet in the southwest corner of the site, Catch Basin 2, Catch Basin 1, Catch Basin 6, and Catch Basin 5 do not meet this requirement. Please review and revise.
9. Per Chapter 4.M of the STSM, please revise the plans to include overflow path/ponding areas with ponding elevations throughout the development resulting from a 100-year storm event,

calculated based on all contributing drainage areas, on-site and off-site, in their proposed or reasonably anticipated land use and with the storm pipe system assumed completely plugged.

10. Per Chapter 4.3.1.1 and 6.5.3.F.III of the SMO, residential, commercial, or industrial structures located adjacent to drainage system overflow shall have the lowest adjacent grade elevation greater than 1 foot above the Q100 overflow path/ponding elevation as described in Chapter 4, Section M of the Hendricks County STSM. Please revise the plans to include an emergency overflow plan that shows the Q100 overflow path/ponding as hatched areas with ponding elevations to show the proposed building elevation is in compliance with this requirement.
11. It appears a light pole is proposed in conflict with the outlet pipe from Catch Basin 6. Please review and revise.
12. The proposed drive is centered on the property line and the proposed curb and asphalt encroaches on the adjacent property to the east; however, there were no access easements identified in construction plans. Please provide documentation for any existing easements per the Harvest Landing Plat or provide documentation showing that the necessary easements are being coordinated with the affected owner. Please show on the plan sheets.
13. Similar to comment #12, portions of the storm sewer are being routed to the eastern parcel, outside of the 20' drainage easement which exists along Dr. Charles Nelson Drive. Please provide documentation indicating easements are in place or are being coordinated with the affected owner. Please show any existing or proposed easements on the plan sheets.

One (1) copy of the revised construction plans and drainage report, along with comments indicating the action taken or a written explanation for action not taken, should be submitted in response to this letter. These plans are subject to further review upon receipt of the requested additional information. Please contact me at (317) 780-1555 ext. 112 with any questions.

Sincerely,



Gregory J. Ilko, PE

Copy: Steve Moore, Director of Public Works
Bill Peeples, Planning Director
Ian Loera, Senior Planner
Mike Tulli, Building Commissioner
Keeton Olson, Asset Manager
Betsy Porter, Public Works Executive Assistant
Laura Finley, Building and Planning Technician
Drew Wilson, MS4 Coordinator
File

May 31, 2022

To Crossroad Engineers, PC Gregory J. Ilko - Engineer 115 N 17 th Avenue, Beech Grove In, 46107 317-780-1555 gilko@crossroadengineers.com	Project: Bubba's 33 – Avon, IN Re: Response Letter to Development Plan Review Comments Project #: DPR 22-10
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Gregory,

We are in receipt of your Development Plan Review Comment Letter, dated 5/17/2022, regarding the proposed Bubba's 33 restaurant that is to be located at 8748 E US Highway 36, Avon, IN 46123. Development Plan Review comments are listed below. Our response, to each comment, is shown in ***bold***.

1. Please note that any resubmittals of construction plans, secondary plat, drainage report and O&M Manual shall include a revision date.
Response: Both the project's revised Construction Plans and Drainage Report have a revision date on them.
2. Please revise the Title Sheet to include a table that shows the amount of existing impervious area, the amount of impervious area added due to the proposed improvements, and the amount of impervious area in post-developed conditions.
Response: Both the existing impervious area and the proposed impervious area have been added to the project's Title Sheet.
3. Please submit a stormwater drainage report in accordance with Chapter 6.6 of the SMO. Please include information on the existing and proposed drainage patterns as well as calculations demonstrating that the new stormwater infrastructure meets the Town of Avon and Hendricks County standards. The report should include, but is not limited to, curve number calculations, inlet casting calculations, pipe capacity calculations, and a drainage summary.
Response: A stormwater Memo, outlining the existing conditions and the proposed stormwater data conditions, has been included with our resubmittal.
4. Please identify how detention and water quality requirements are being met in the drainage narrative. If the site is part of a master planned drainage system, please provide the master planned report with the next submittal.

Response: The site is part of a master planned drainage system. Please find a copy of the development's Drainage Report, which is included with our resubmittal. Please note that our proposed Bubba's 33 site meets all drainage expectations.

5. Should any new BMPs be added to the plans per comment 4, please submit an O&M Manual meeting Town of Avon requirements for review with the next submission.

Response: No BMPs were added to the proposed Bubba's 33 site.

6. Per Section Chapter 3 section 6.2 of the Avon SMO, all downspouts or roof drains shall discharge onto the ground except under circumstances where large buildings prohibit the practicality of this provision as determined by the Town Avon. Please revise the plans to allow roof drainage to discharge at grade.

Response: All downspouts will discharge onto the ground.

7. Per Chapter 6.5.3.A.VIII of the SMO, please revise the Existing Topography/Demolition Plan (Sheet C2.0) to include a note indicating the horizontal datum. Please note that the horizontal datum shall be based on Indiana State Plane Coordinates, NAD83.

Response: Please see our revised drawings, specifically Sheet C2.0, for a note that indicates the horizontal datum.

8. Per Chapter 4.E of the STSM, pipe grade shall be such that, in general, a minimum of 2.0 feet of cover is maintained over the top of the pipe and if the pipe is to be placed under pavement, or within 5 feet of pavement, then the minimum pipe cover shall be 2.5 feet from top of pavement to top of pipe. It the unnamed 24-inch diameter inlet in the southwest corner of the site, Catch Basin 2, Catch Basin 1, Catch Basin 6, and Catch Basin 5 do not meet this requirement. Please review and revise.

Response: Please see our revised drawings, where all the project's HDPE piping (in the parking lot) has been revised, so as to have a minimum of 2-feet of cover.

9. Per Chapter 4.M of the STSM, please revise the plans to include overflow path/ponding areas with ponding elevations throughout the development resulting from a 100-year storm event calculated based on all contributing drainage areas, on-site and off-site, in their proposed or reasonably anticipated land use and with the storm pipe system assumed completely plugged.

Response: Please note that the west watershed, for the new proposed development, migrates from south to north in an overland flow route. The overland flow route migrates to structure 101 (as outlined in the development's master drainage plan). The site's shared drive aisle, which is being constructed by the Property Owner of Lot 7, does not give us the opportunity to migrate the watersheds on the east side of our proposed development, from south to north, via overland flow. The emergency flood route was dropped into the east storm piping system and was designed to handle the 100-year storm event. Again, the emergency flood route, which is handled in the east storm system, migrates from south to north, to structure 101 (as outlined in the development's master drainage plan).

10. Per Chapter 4.3.1.1 and 6.5.3.F.III of the SMO, residential, commercial, or industrial structures located adjacent to drainage system overflow shall have the lowest adjacent grade elevation greater than 1 foot above the Q100 overflow path/ponding elevation as described in Chapter 4, Section M of the Hendricks County STSM. Please revise the plans to include an emergency overflow plan that shows the Q100 overflow path/ponding as hatched areas with ponding

elevations to show the proposed building elevation is in compliance with this requirement.

Response: The finish floor elevation, of the proposed Bubba's 33 building, is 652.75. Maximum overland flood elevation, at highest ridge / located in the south west corner of the parking lot, is 851.55.

11. It appears a light pole is proposed in conflict with the outlet pipe from Catch Basin 6. Please review and revise.

Response: Please see our revised drawings, which now show this pipe as removed from the area of this light pole base.

12. The proposed drive is centered on the property line and the proposed curb and asphalt encroaches on the adjacent property to the east; however, there were no access easements identified in construction plans. Please provide documentation for any existing easements per the Harvest Landing Plat or provide documentation showing that the necessary easements are being coordinated with the affected owner. Please show on the plan sheets.

Response: Per section 3.2, of the Declaration of Easements, Covenants, Conditions and Restrictions for Harvest Landing, "The Declarant hereby grants the Owners of each parcel in the Project and their Permittees a perpetual, non-exclusive easement to use the Facilities as shown on the Plat and which are located on the Parcels and in the Project, provided tat the grades and drainage system, access points and access roadways shall not be materially altered without the consent of the Owner of the Parcel which will be affected thereby. The easement for the Facilities granted hereby includes, without limitation an easement for access, ingress and egress over, upon, through and across the driveways, accessways, curb cuts and sidewalks located from time to time on the Project, so as to provide for the passage of motor vehicles and pedestrians between the Lots." We have added this access easement information to the project's construction plans.

13. Similar to comment #12, portions of the storm sewer are being routed to the eastern parcel, outside of the 20' drainage easement which exists along Dr. Charles Nelson Drive. Please provide documentation indicating easements are in place or are being coordinated with the affected owner. Please show any existing or proposed easements on the plan sheets.

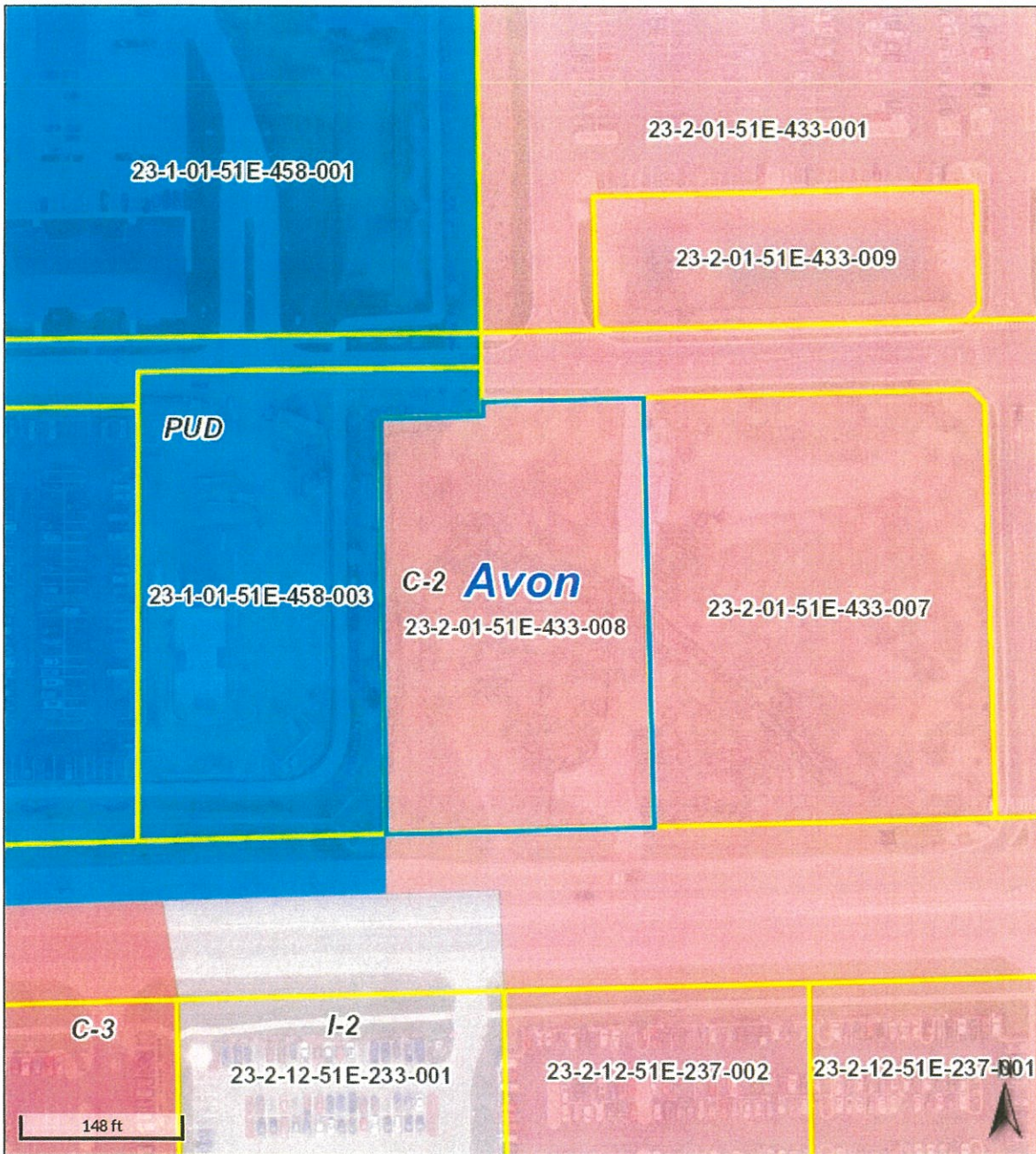
Response: Proposed grades were matched with the proposed development, to the east / Lot 7, which is currently under construction. Storm sewers and structures were removed from the adjacent east / Lot 7 property. The drainage system is now located on the Bubba's 33 parcel / Lot 8.

We trust that we have satisfied all your comments. Should you have any questions or require additional information, please contact me at bgoldberg@greenbergfarrow.com or 224-764-0369

Sincerely,

Brandon Goldberg
Associate Development Manager















Overview



Legend

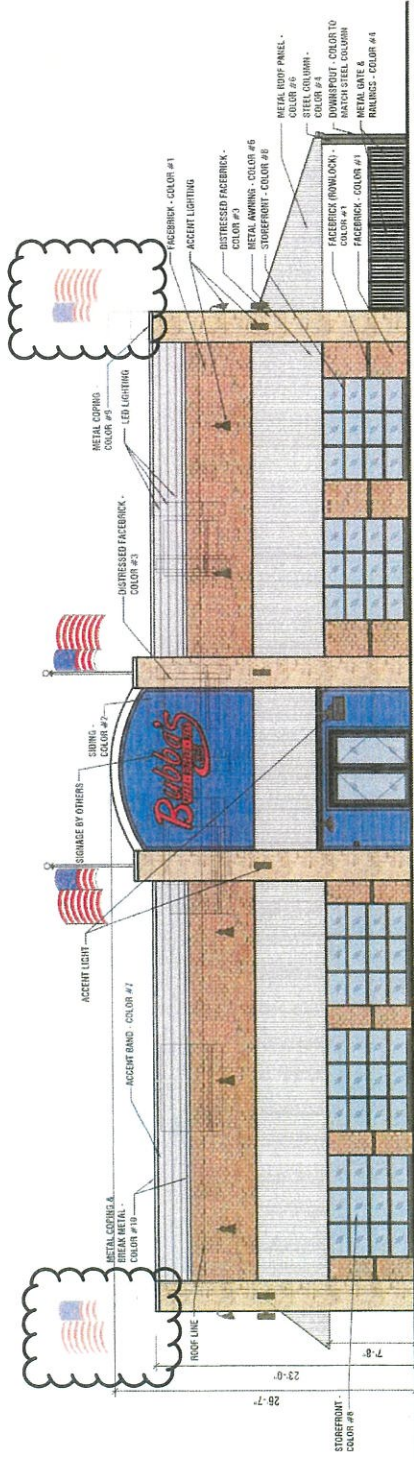
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-  Parcels
- Zoning**
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 -  R-3
 -  R-4
 -  R-5
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-  Corporate Bounda

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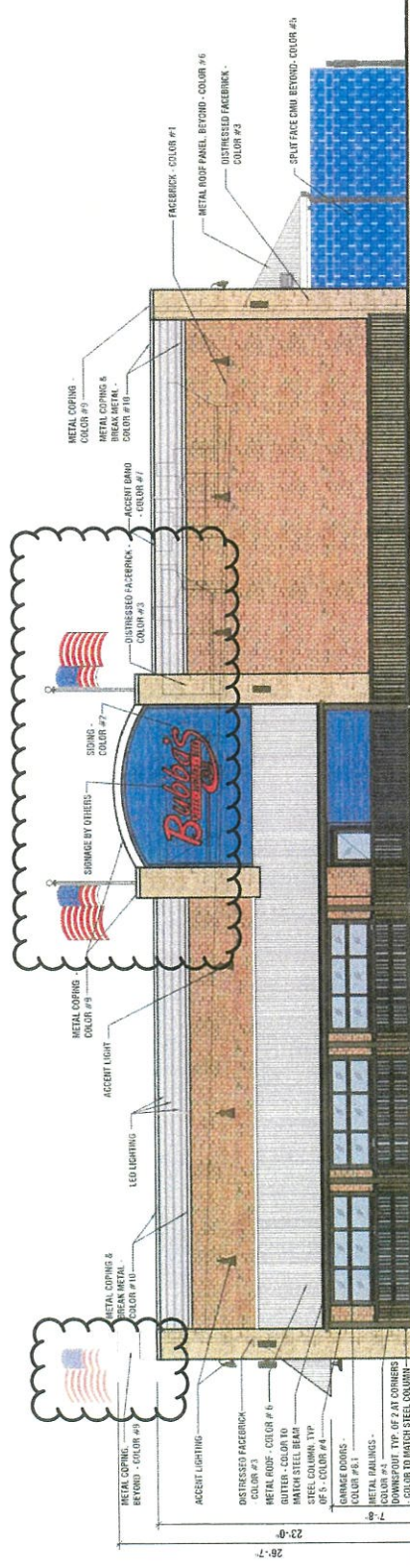
Developed by  **Schneider**
GEOSPATIAL

EXTERIOR FINISH SCHEDULE	
BUILDING ITEMS	DESCRIPTION
FACEBRICK	COLOR #1
	STATESVILLE
	OLDIE JEFFERSON - "AUTHENTIC TUMBLED"
	COLOR #2
	SHERWIN-WILLIAMS SW1770 "LESS WHITE INDIGO BATIK"
	COLOR #3
	STATESVILLE
	SHERWOOD FOREST - "AUTHENTIC TUMBLED"
	COLOR #4
	PORTER PAINTS. EXTERIOR. COLOR: BLACK
	BOLLARDS
	COLOR #5
	SHERWIN-WILLIAMS SW1770 "LESS WHITE INDIGO BATIK"
	COLOR #6
	METAL SILES: CORRUGATED. COLOR: GALVALUME
	COLOR #7
	DIAMOND PLATED METAL
	COLOR #8
	DARK BRONZE
	COLOR #8.1
	PRE-FINISHED BLACK
	COLOR #9
	PRE-FINISHED WHITE
	COLOR #10
	PRE-FINISHED GALVALUME
	METAL COPING & BREAK METAL FLASHING


DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES



FRONT ELEVATION



RIGHT ELEVATION

	CLIENT	PROJECT NAME	BUBBA'S 33	PROJECT ADDRESS	NWQ ROCKVILLE RD. & N. COUNTY ROAD 900 E AVON, IN	PROJECT NUMBER	20210223.0	SHEET TITLE	EXTERIOR ELEVATIONS	SHEET NUMBER	A2.1
						DATE	06/01/2022	SCALE: 3/32" = 1'-0"	RH 7.575 SF	1 OF 1	

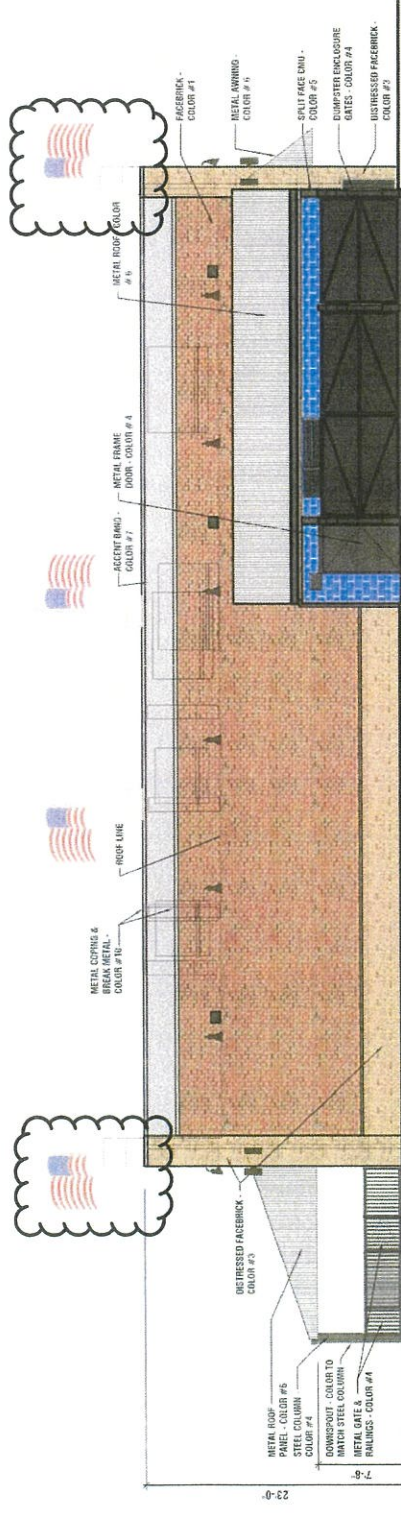
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21 S. Evergreen Ave. Suite 200
Arlington Heights, Illinois 60005
t 847 768 9200

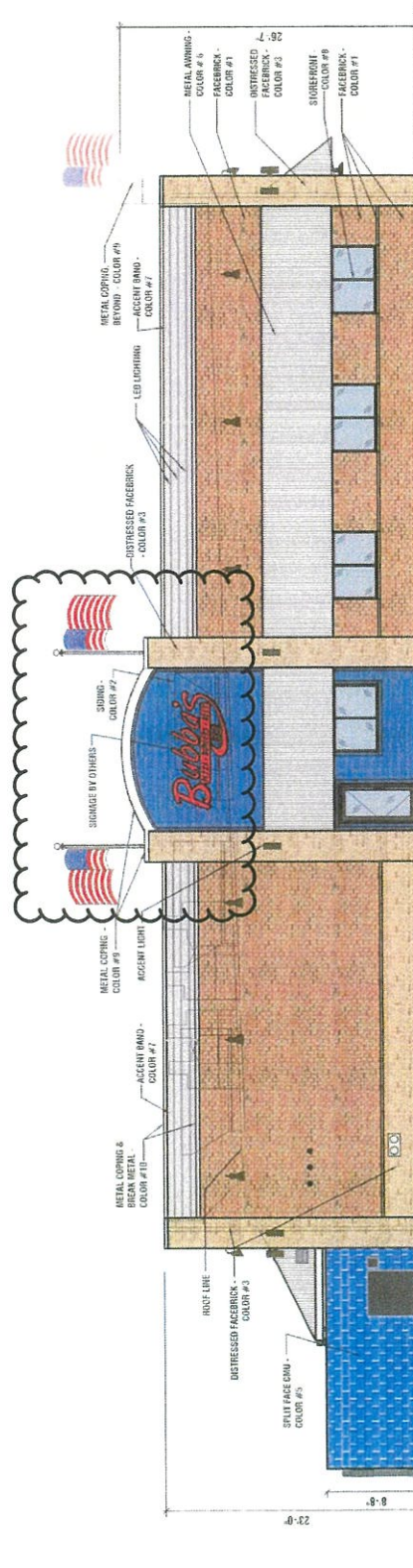


EXTERIOR FINISH SCHEDULE	
BUILDING ITEMS	DESCRIPTION
FACEBRICK	COLOR #1
	STATESVILLE
	OLDE JEFFERSON - "AUTHENTIC TUMBLER"
FIBER CEMENT SIDING	COLOR #2
DISTRESSED FACEBRICK	COLOR #3
	STATESVILLE
	SHERWOOD FOREST - "AUTHENTIC TUMBLER"
METAL DOORS, FRAMES, STEEL COLUMNS, BEAMS, DUMPSTER GATES, & BOLLARDS	COLOR #4
	PORTER PAINTS: EXTERIOR, COLOR: BLACK
	COLOR #5
	SHERWIN-WILLIAMS: SW1770 - LESS WHITE HIDDEN BATH
METAL ANCHORS	COLOR #6
	METAL SALES: CORRUGATED: COLOR: GALVALUME
ACCENT BAND	COLOR #7
	DIAMOND PLATED METAL
STOREFRONT	COLOR #8
	DARK BRONZE
GARAGE DOORS	COLOR #8.1
	PRE-FINISHED BLACK
METAL COPING	COLOR #9
	PRE-FINISHED WHITE
METAL COPING & BREAK METAL FLASHING	COLOR #10
	PRE-FINISHED GALVALUME

DISCLAIMER NOTE
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES




REAR ELEVATION



LEFT ELEVATION



	CLIENT BUBBA'S 33	PROJECT NAME BUBBA'S 33	PROJECT ADDRESS NWQ ROCKVILLE RD. & N. COUNTY ROAD 900 E AVON, IN	PROJECT NUMBER 20210223.0 DATE 06/01/2022	SHEET TITLE EXTERIOR ELEVATIONS SCALE: 3/32" = 1'-0" RH 7.575 SF	SHEET NUMBER A2.2 1 OF 1

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PROJECT TEAM
Landscape Architect
Landscape Designer
Landscape Engineer
Landscape Contractor

15100 REVISION RECORD
DATE
BY
REVISION

PROFESSIONAL SEAL
Landscape Architect
Landscape Designer
Landscape Engineer
Landscape Contractor



PROJECT NAME
BUBBA'S 33

LOCATION
2100 ROCKVILLE ROAD &
N. COUNTY ROAD 980 E



PROJECT NUMBER
2100719

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0

DATE
10/1/2019

REFERENCE NOTES SCHEDULE

NUMBER	DESCRIPTION
1	EXISTING LANDSCAPE MATERIALS TO REMAIN. ANY MATERIALS DAMAGED BY CONSTRUCTION SHALL BE REPLACED WITH EQUIVALENT MATERIALS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.
2	4" DEPTH SPICE CUT MEDIAN.
3	SEEDING WITH TURFGRASS. 1" TALL TURFGRASS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.
4	3" DEPTH CEMENT BASE. 1" TALL TURFGRASS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.
5	1" DEPTH CEMENT BASE. 1" TALL TURFGRASS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.
6	1" DEPTH CEMENT BASE. 1" TALL TURFGRASS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.
7	1" DEPTH CEMENT BASE. 1" TALL TURFGRASS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.

PLANT SCHEDULE

TREE	CODE	QTY	RECOMMENDATION	COMMON NAME	ROOT SIZE
1	A5	19	ACER X FRIELANDER	SEMI-GLABER	8.0
2	Q6	5	QUERCUS ROBUR	SEMI-GLABER	8.0
3	T6	4	TAXUS OCCIDENTALIS	SEMI-GLABER	8.0
4	ZV	2	ZELKOVA SEBASTIA	SEMI-GLABER	8.0
5	M	20	MYRTLE	SEMI-GLABER	8.0
6	J5	12	JUNIPERUS CHINENSIS	SEMI-GLABER	8.0
7	RA	70	RAVENS HAWK	SEMI-GLABER	8.0
8	TR	43	TRIFOLIUM	SEMI-GLABER	8.0
9	TH	42	THALISSEA	SEMI-GLABER	8.0
10	PP	148	PERENNIAL	SEMI-GLABER	8.0

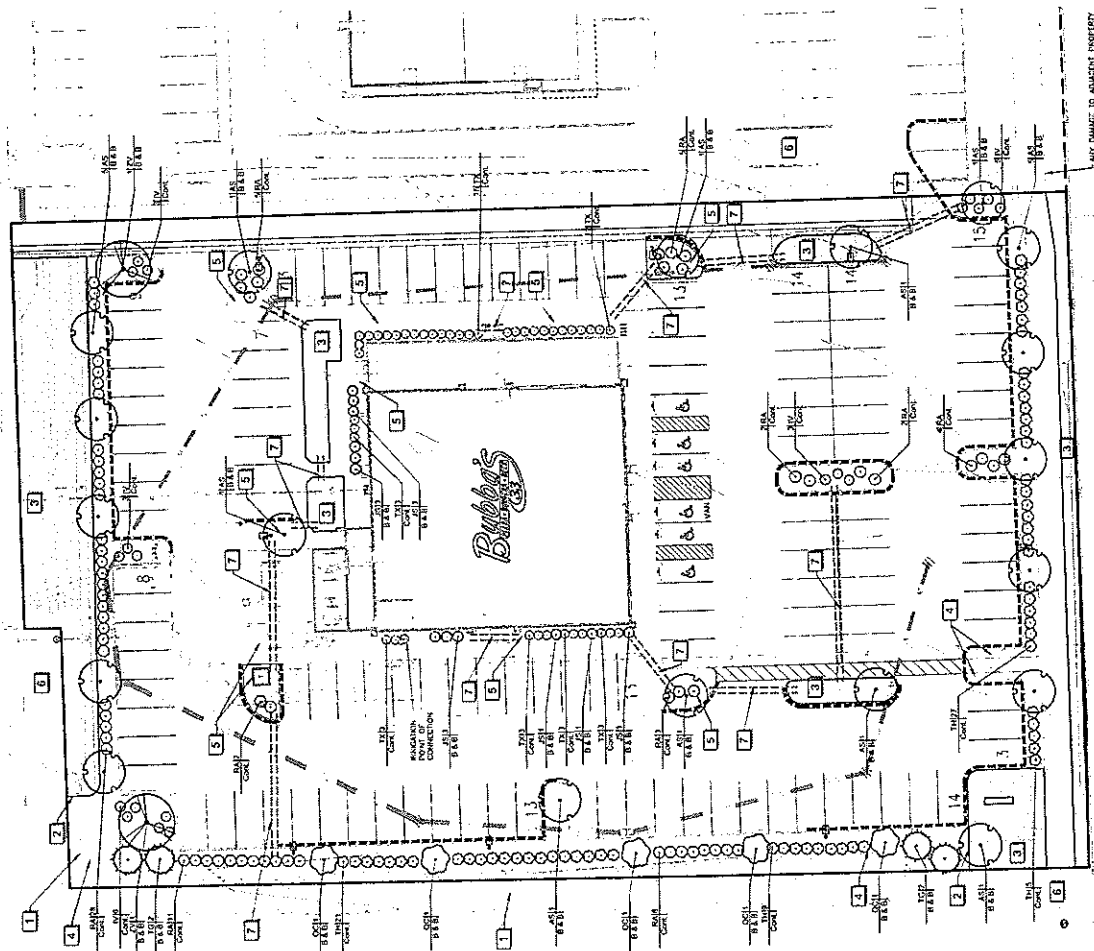
SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

GENERAL NOTES:

- GRAPHIC SYMBOLS HAVE PRECEDENCE OVER WRITTEN QUANTITIES AND NOTES ON PLAN.
- CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER/OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER SHALL NOT BE ACCEPTED.
- NO PLANTING OF HEDGES OR BARRIERS SHALL BE ACCEPTED FOR REVIEW. ANY REQUESTED SPECIES SHALL BE SUBJECT TO REBUTTAL.
- SAMPLES OF FERTILIZER AND SOIL CORRECTION ARE TO BE PROVIDED TO OWNER/OWNER'S REPRESENTATIVE AND APPROVAL TWO WEEKS PRIOR TO CONSTRUCTION. NO CORRECTION IS TO BE APPLIED WITHOUT PRIOR APPROVAL FROM OWNER/OWNER'S REPRESENTATIVE.
- REFER TO THE LATEST CITY PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE REQUIRED DUE TO FIELD CONDITIONS. SEE CITY SITE PLAN.
- CONTRACTOR TO PROVIDE SITE PROTECTION FOR ALL LANDSCAPE AREAS. PROTECT THESE AREAS TO PREVENT WORK COVERAGE OF ALL PLANTED AREAS. SHRUBS ARE TO BE WATERED WITH SUBSURFACE IRRIGATION LAYERS TO BE KEPT ON SEPARATE ZONES OF IRRIGATION. DO NOT SPILL OR OVERWATER. IRRIGATION SYSTEMS TO BE INSTALLED PRIOR TO PLANTING.
- REFER TO THE LATEST CITY PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE REQUIRED DUE TO FIELD CONDITIONS. SEE CITY SITE PLAN.
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MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT OR USER, IF ANY, SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL LANDSCAPING. IF ANY PLANTING OR GROWING CONDITIONS, INCLUDING BUT NOT LIMITED TO, DROUGHT, FLOODING, OR OTHER ADVERSE CONDITIONS, OCCUR, THE OWNER, TENANT OR USER, IF ANY, SHALL BE RESPONSIBLE FOR MAINTAINING AND REPLACING ALL PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



LANDSCAPE PLAN